

**AGENDA FOR THE  
PLAN COMMISSION**

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

**Date and Time:** Tuesday, February 15, 2022, – **5:15 PM**  
**Location:** Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin  
**Member Notices:** M. Palm (Mayor Designee), P. Wedekind, R. Franzen, J. O’Neill, T. Kolb, D. Marshall, and M. Boeggner.  
**Others Noticed:** T. Pinion, C. Bradley, M Krautkramer, Mayor R. Nelson, Cliff Bobholz, Bob Bowden, Neil Pfaff, Mitch Buschkopf, Eric Lund, Meg Roback, Tyler Edwards, Mike Stafford, Library, and Media.

**PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!**

- 1. **Call to Order**
  - a. Note compliance with the Open Meeting Law.
  - b. Roll Call
  - c. Approve agenda.
  - d. Approve January 18, 2022 meeting minutes.
- 2. **Public Invited to Speak** (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)
- 3. **New Business**
  - a. Request to Rezone Lots 93 and 94 of the Second Addition to Spruce Haven from B-3, Highway-Oriented Business to R-4, Four thru Twelve Family Residential and Lots 95 & 134 through 137 from B-3, Highway-Oriented Business to R-5, Thirteen Family and Up Residential by Robert Bowden.
  - b. Review and approve a One-Lot Certified Survey Map for JDJE, LLC in an I-4 Planned Industrial/Business zoning district, located on the west side of Gateway Drive in the NW1/4 of the SW1/4, Section 3, T11N, R6E in the City of Baraboo, Sauk County, Wisconsin.
  - c. Review and approve a Site Plan for JDJE, LLC Hospitality for a proposed Fairfield Inn & Suites hotel on a 2.49-acre lot on the west side of Gateway Drive between Pizza Ranch and Teel Plastics.
  - d. Consider the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Menards for a self-service storage facility on the vacant 8-acre lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin.
  - e. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Corey Oil LTD to expand their existing bulk fuel storage facility and add an accessory structure on their 0.19-acres site at the southwest corner of the intersection of Potter Street and Depot Street in the City of Baraboo, Sauk County, Wisconsin.
  - f. Review and recommend approval of the Final Plat of Greenfield Reserve, a residential subdivision on the south side of STH 33 approximately 1//4 of a mile east of Taft Avenue (CTH T), located in the east half of the SW1/4 of Section 31, T12N R7E and the NE1/4 of the NW1/4 of Section 6, T12N, R6E, City of Baraboo, Sauk County, Wisconsin.

4. **Adjournment**

Mike Palm, Chairman by Mayoral Designee  
Agenda prepared by Kris Denzer, 355-2730, Ext. 7309  
Agenda Posted by Kris Denzer on February 11, 2022

**PLEASE TAKE NOTICE**, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

**FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.**

## Minutes of Plan Commission Meeting January 18, 2022

**Call to Order** – Mike Palm called the meeting of the Commission to order at 5:15 PM.

**Roll Call** – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O'Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Mayor Nelson, Dave Mitchell, Abraham & Yajaira Ruiz, Mike Zimmerman, Tim & Jessica Horn, Doug & Theresa Atwell, and Tyler Edwards.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Wedekind to approve the minutes of the November 16, 2021 meeting. Motion carried unanimously.

**Public Invited to Speak** (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

### **Public Hearings**

- a. The request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the Second Addition to Pleasant View subdivision to two side-by-side single-family attached residential dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin. There being no speakers, the hearing was declared closed.
- b. The request of GVK Rentals LLC for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin. There being no speakers, the hearing was declared closed.

### **New Business**

- a. Consider D Mitchell LLC's request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the 2<sup>nd</sup> Addition to Pleasant View subdivision to two Side-By-Side Single-Family Attached Residential Dwellings, in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin - Pinion presented the background to the Commission. It was moved by Kolb, seconded by O'Neil to approve the Conditional Use Permit as presented. On roll call vote, for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, being Lot 59 of the 2<sup>nd</sup> Addition to Pleasant View subdivision and located in Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin – It was moved by Kolb, seconded by Marshall to approve the 2-Lot CSM as presented. On roll call vote for the motion, Ayes – O'Neill, Kolb, Marshall, Boeggner, Palm, Wedekind and Franzen. Nay – 0, motion carried 7-0.
- c. Consider GVK Properties LLC's request for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin - Pinion presented the background to the Commission and explained that although the requested use of the property is a Permitted Use in the underlying zoning district, the proposed use is technically considered a change in use from "service" to "retail" so a CUP is necessary since the property is located in the CUP Overlay District. It was moved by Wedekind, seconded by Franzen to approve the Conditional Use Permit as presented. On roll call vote, for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen and O'Neill. Nay – 0, motion carried 7-0.

- d. Review and approve a 2-Lot Certified Survey Map for Tim & Jessica Horn in an A-1 Agricultural Transition zoning district, located in the 2600 block of Taft Avenue (CTH T) being part of the NW ¼ the NW ¼ of Section 30, T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin – Pinion explained that Linda Statz is simply dividing her existing 22.27 acres of property on the east side of CTH T that currently consists of two existing tax parcels, one of which is a 1.02-acre one-lot CSM with a single-family residential dwelling with the remaining contiguous vacant 21.25-acre remnant. The proposed 2-Lot CSM simply adjusts the boundary of these two parcels such that the existing residence is located on an 8-acre lot with the vacant remnant being a 14.28-acre lot that the applicants intend to purchase and build a single-family residence, into two lots as shown on the CSM. It was moved by Kolb, seconded by Franzen to approve the 2-Lot CSM as presented. On roll call vote for the motion, Ayes –Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill and Kolb. Nay – 0, motion carried 7-0.
- e. Consider modifying the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Doug & Theresa Atwell as part of their continuing conversion of the former School Administration Building to a single-family residence, located on the southwest corner of Oak Street and 2<sup>nd</sup> Avenue, at 101 2<sup>nd</sup> Avenue, in the City of Baraboo, Sauk County Wisconsin. – Pinion explained that the applicants would like to modify their previously approved GDP/SIP (June 13, 2017) for their use of their property at 101 2<sup>nd</sup> Avenue. Their original GDP/SIP included a 2-car attached garage as a future addition to the principal structure. They would like to modify the GDP/SIP to make the addition a 3-car garage and add a swimming pool in the rear yard. They provided a detailed site plan and building elevation for their proposed improvements. Although the drawings did not show window in the overhead garage doors, Mr. Atwell explained there would be windows as shown on the original drawings; he inadvertently omitted them from the new drawings. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O'Neill, Kolb and Marshall. Nay – 0, motion carried 7-0.
- f. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Menards, Inc. for a self-service storage facility on the vacant 8-acres lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin. Tyler Edwards, a real estate representative of Menards, explained to the Commission that Menards' has tried selling the vacant lots surrounding their property on State Road 136 for the past 17+ years with no success. Menards is proposing a solution that will develop the 8-acre vacant lot on the south side of their property with a use that will complement their existing facility. Menards retail facility includes a 4-acre lumber yard and 50,000 sq ft warehouse that is dedicated to the storage of materials sold by Menards. The proposed development is a self-storage facility that would be owned and operated by Menards. They own and operate several similar storage facilities around the Midwest. The proposed facility would be completely enclosed with a secured entrance with every component of the facility designed to be compatible with the existing Menards retail store. The applicant has provided a detailed description and preliminary site plan of their proposed use that was included in the Agenda Packet.

Pinion explained that this is a review of a preliminary concept plan and the Commission has the opportunity to provide the applicant with informal, non-binding feedback relating to their proposal. The Commission understood the need for additional self-storage in light of the impending growth of the community. Kolb suggested the northern portion of the lot be devoted to storage in a climate controlled building, similar to but on a smaller scale than the U-Haul Storage facility in West Baraboo. The applicant indicated that could be considered but the demand may not be sufficient to support that type of facility. Palm asked what the estimated value of this facility would be. Mr. Edwards provided a "ball-park" estimate of approximately \$3 Million but he did not know how that would translate to an assessed value. Palm asked if Menards had any intention to challenge the assessed value as they have done in the past for the existing retail store. Mr. Edwards was not in the position to answer the question but offered to check with his management and provide additional information at a future meeting.

Pinion explained that should this project proceed, it will require a Conditional Use Permit since the propert is located in the CUP Overlay District as well as a PUD zoning since this type of storage is not allowed in the underlying B-3 zoning district. The applicant will need to submit a full GDP/SIP application that will be

carefully reviewed and considered by the Commission at a future date. No formal action is necessary for this item.

- g. Review conceptual development plan and consider establishing street names for the proposed roadways in the impending subdivision plat on the former Jackson Farm Property, located in the 1600 Block of 8<sup>th</sup> Street (STH 33) in the City of Baraboo, Sauk County, Wisconsin – Pinion explained that as part of the ongoing planning and design for this new residential subdivision, there is a need to establish street names for the proposed roadways. The City is the subdivider and pursuant to Chapter 18 - Subdivision and Platting, the subdivider is encouraged to consult with the Plan Commission about their plan. The Commission has previously reviewed and approved the conceptual development plan for this property, a copy of which was included in the packet, and it is now time to recommend street names for each of the proposed roadways. The Developer has deferred the naming of the streets to the City. The north-south roadways in the “neighborhood” include Jefferson, Washington, Lincoln, Taft and it has been suggested that it may be worth continuing that apparent naming convention and name the new north-south roadways after other former Presidents. The two east-west roadways align very closely with the easterly extensions of 6<sup>th</sup> Street and 3<sup>rd</sup> Street and it has been suggested that the numbered street naming convention be continued, much in the way it was in the Pleasant View and Rolling Meadows subdivisions on the east of Taft Avenue (CTH T).

After a lengthy discussion, the Commission recommended the four north-south streets be named Roosevelt, Eisenhower, Kennedy and Adams, in no particular order, and that the northerly east-west street be named Greenfield since the proposed name of the subdivision is Greenfield Estates.

It was moved and seconded to forward these recommendation to the Council for their formal approval in conjunction with the Final Plan. The motion carried unanimously.

**Adjournment** - It was moved by Wedekind, seconded by Marshall to adjourn at 5:57 p.m. The motion carried unanimously.

Mike Palm  
Plan Commission Chair (Mayoral Designee)



**PLAN COMMISSION ITEM SUMMARY**

**February 15, 2022**

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**SUBJECT: REQUEST TO REZONE LOTS 93 AND 94 OF THE SECOND ADDITION TO SPRUCE HAVEN FROM B-3, HIGHWAY-ORIENTED BUSINESS TO R-4, FOUR THRU TWELVE FAMILY RESIDENTIAL AND LOTS 95 & 134 THROUGH 137 FROM B-3, HIGHWAY-ORIENTED BUSINESS TO R-5, THIRTEEN FAMILY AND UP RESIDENTIAL BY ROBERT BOWDEN.**

**SUMMARY OF ITEM A:** Bob Bowden is in the process of purchasing the undeveloped property in the Second Addition to Spruce Haven subdivision. He would like to complete the majority of the development as it was originally planned with the exception of replacing some of the business zoned land with multi-family zoned land pursuant to Petition to Rezone that is included in the packet.

**ACTION: Forward to Common Council for a Public Hearing on the Rezoning with a recommendation to Approve/Conditionally Approve/or Deny the Proposed Rezoning to an R-4 and R-5 Multi-Family Residential zoning classifications.**

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**SUBJECT: REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP FOR JDJE, LLC IN AN I-4 PLANNED INDUSTRIAL/BUSINESS ZONING DISTRICT, LOCATED ON THE WEST SIDE OF GATEWAY DRIVE IN THE NW1/4 OF THE SW1/4, SECTION 3, T11N, R6E IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM B:** This Survey simply creates a 2.49-acre lot from the north end of the existing from divides the existing property owner's 22.27 acres of land, which consists of two existing tax parcels, (one of which is a 1.02-acre one-lot CSM with a single-family residential dwelling with the remaining contiguous vacant 21.25 acre remnant), into two lots as shown on the CSM included in the packet.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 18.06 – Certified Survey Map, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Approve / Conditionally Approve / Deny CSM**

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**SUBJECT: REVIEW AND APPROVE A SITE PLAN FOR JDJE, LLC FOR A PROPOSED FAIRFIELD INN & SUITES HOTEL ON A 2.49-ACRE LOT ON THE WEST SIDE OF GATEWAY DRIVE BETWEEN PIZZA RANCH AND TEEL PLASTICS.**

**SUMMARY OF ITEM C:** The new owners of this 2.49-acre lot on the west side of Gateway Drive are planning to develop a 97-room Fairfield Inn & Suites hotel on the site. The applicants' submittal includes a site plan, colored renderings, a landscaping plan, and signage plan that are included in the packet. The developers are in the process of finalizing the storm water management plan and will send it to me along with the site lighting plan for my review. The developers will be present at the meeting to address any questions or concerns.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.47 – Site Plan Review and Approval, I have found the application to be complete and reviewed it for compliance with the ordinance.

**ACTION: Approve / Conditionally Approve / Deny Site Plan**

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**SUBJECT: CONSIDER THE GENERAL DEVELOPMENT PLAN/SPECIFIC IMPLEMENTATION PLAN IN ACCORDANCE WITH STEPS 3 AND 4 OF THE PLANNED DEVELOPMENT PROCESS FOR MENARDS FOR A SELF-SERVICE STORAGE FACILITY ON THE VACANT 8-ACRE LOT ON THE SOUTH SIDE OF THEIR EXISTING FACILITY, LOCATED AT 1040 STATE RD 136, IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM D:** Menards has submitted their application to rezone the vacant 8-acre lot on the south side of their existing store with a Planned Development Overlay. Since this property is also located within the Conditional Use Overlay district, it will require a Conditional Use, which will be part of next month's agenda pending the outcome of your review of the GDP/SIP.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally approve, or deny the GDP/SIP for this property.

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**SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT PROCESS FOR COREY OIL LTD TO EXPAND THEIR EXISTING BULK FUEL STORAGE FACILITY AND ADD AN ACCESSORY STRUCTURE ON THEIR 0.19-ACRES SITE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF POTTER STREET AND DEPOT STREET IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM E:** This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

This property currently zoned I-2. Following are a few excerpts from the Zoning Code:

**17.31 I-2 INDUSTRIAL DISTRICT.** (1652 09/14/92, 22524/10/2007)

- (1) PURPOSE. The I-2 Industrial District is established to delineate areas to be used for industrial development of the uses prescribed. (2243 11/28/2006)
- (3) ACCESSORY USES.
  - (f) Service buildings normally accessory to the permitted use.
- (4) CONDITIONAL USES. All uses, whether permitted or conditional, shall be considered conditional uses with the overlay zoning district as established in §17.36C of this Code of Ordinances. (2252 04/10/07, 2509 02/26/19)
  - (g) Any business or industry involving the above ground bulk storage of liquid petroleum or propane gas for on-site use or for sale or delivery. (1921 10/28/97)

Above ground bulk LP or Propane storage is a Conditional Use, not a Permitted Use. The existing use of the property for bulk fuel storage is neither a Permitted Use nor a Conditional Use so **the current use of the property would be considered an existing legal, non-conforming use.** (Since “service buildings”, which are considered to be an Accessory Use, are limited to Permitted Uses only, it does not appear that the accessory structure that has been placed on the site is allowable in the current zoning district.)

A lawful non-conforming use may be continued although the use does not conform with the provisions of The Codes; provided, however that such use complies with each of the following provisions:

Only that use which is in open, active and in actual existence may be so continued as a legal non-conforming use, provided further that said use may not in any way be extended, enlarged, substituted, moved, added to or changed, except when authorized by this section; and

No structure or building on lands containing a legal non-conforming use may be extended, enlarged, structurally repaired, structurally altered, totally rebuilt, substituted, moved, remodeled, modified or added to, except when required to do so by law

Considering the situation, it seems the best way to regulate this property is with a PUD Overlay.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Section 17.36B – Planned Unit Developments, I have found the application to be complete and have reviewed it for compliance with the ordinance.

**ACTION:** Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

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**SUBJECT: REVIEW AND RECOMMEND APPROVAL OF THE FINAL PLAT OF GREENFIELD RESERVE, A RESIDENTIAL SUBDIVISION ON THE SOUTH SIDE OF STH 33 APPROXIMATELY 1//4 OF A MILE EAST OF TAFT AVENUE (CTH T), LOCATED IN THE EAST HALF OF THE SW1/4 OF SECTION 31, T12N R7E AND THE NE1/4 OF THE NW1/4 OF SECTION 6, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

**SUMMARY OF ITEM F:** As part of the continuing planning and design efforts for the development of this new residential subdivision, the Final Plat is ready for your review. The Final Plat is consistent with the original concept plan that the Commission previously reviewed and approved with a couple of minor revisions. The concept plan proposed six four-plex buildings on Roosevelt Street, north of Greenfield Street. The developers consulted several local realtors who “discouraged” the proposed four-plex buildings they were planning to sell individually as side-by-side-by-side-by-side attached single-family residential dwellings. The developer propose to replace the six four-plex buildings with eight duplexes so the configuration of Lots 5 thru 12 reflect that change. The six lots originally south of Greenfield Street planned for duplexes (Lots 13, 14, 54, 55, 86, and 87) were resized to better accommodate single-family dwellings.

This Final Plat is subject to formal approval by the Common Council.

**COMPLIANCE/NONCOMPLIANCE:**

Pursuant to Chapter 18 – Subdivision and Platting, I have found the Final Plat to be complete and have reviewed it for compliance with the ordinance.

**ACTION: Forward to Common Council with your Approval/Conditional Approval / Denial of the Final Plat of Section “X” Addition to the Walnut Hill Cemetery**

For Office Use:	Date	
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Public Hearing Published by _____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Plan Commission Held _____
<input type="checkbox"/> Zoning Administrator Certification _____	_____	<input type="checkbox"/> Public Hearing Held _____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Council Action _____
<input type="checkbox"/> Public Hearing Set _____	_____	

PAID  
FEB 09 2022  
CITY OF BARABOO

**City of Baraboo**  
101 South Blvd.  
Baraboo, WI 53913  
(608) 355-2730 phone  
(608) 355-2719 fax

# **PETITION FOR ZONING CHANGE**

(A non-refundable \$250 fee must accompany this application upon filing.)

<b>FOR TREASURER USE</b>
Receipt # _____
Account # 100-22-4440

Date of Petition: 2/7/2022

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name and address of each owner: Refer to Attachment 1.
- Address of site: Spruce Dr and Silver Dr, City of Baraboo, Wisconsin 53913
- Tax parcel number of site: Refer to Attachment 1.
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):  
Refer to Attachment 2.
- Present zoning classification: Refer to Attachment 1.
- Requested zoning change: Refer to Attachment 1.
- Brief description of structures presently existing on site (include photos): No structures exist on site.  
In its existing condition, the site is used for agricultural practices. Refer to Attachment 3.
- Brief description of present use of site and structures thereon: The site is used for agricultural practices.  
No structures exist on site.
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees): If the request for zoning change is granted, the parcels listed above will be used for the development of multi-family residential structures. This will accommodate the growing need for housing in the City of Baraboo.
- The following arrangements have been made for serving the site with municipal sewer and water:  
Construction plans and required permits are being prepared by Vierbicher. Silver Drive will be extended and connect to Walnut St / Cty Hwy DL to the east.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).

Refer to Attachment 4.

12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.

Refer to Attachment 2.

13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

Refer to Attachment 5.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 7th day of Feb, 20022.

in contract  
Property Owner

Property Owner

Robert T. Bowden  
Property Owner

Property Owner

I have reviewed this application for completeness:

Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_



February 7, 2022

Tom Pinion  
Public Works Director/City Engineer  
City of Baraboo, City Hall  
101 South Blvd  
Baraboo, WI 53913

RE:                   Petition for Zoning Change  
                        City of Baraboo  
                        Sauk County, Wisconsin

Mr. Pinion,

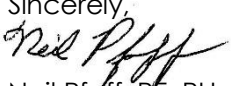
We are proposing a zoning change for the lots listed below. Also included below is supporting evidence, indicating the proposed zoning change shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

Lots 93 and 94 are currently zoned Highway Oriented Business (B-3). The requested zoning change of these lots is Four- Through Twelve-Family Residential (R-4). Parcels zoned R-4 are required to have 2,500 SF per dwelling unit. Lot 93 is 28,082 SF. A four-family home requires a lot size of at least 10,000 SF and a twelve-family home requires a lot size of at least 30,000 SF. Lot 94 is 26,817 SF. A four-family home requires a lot size of at least 10,000 SF and a twelve-family home requires a lot size of at least 30,000 SF. Per Chapter 17.23(5), the rezoning of lots 93 and 94 will conform to the purpose, intent, spirit and regulations.

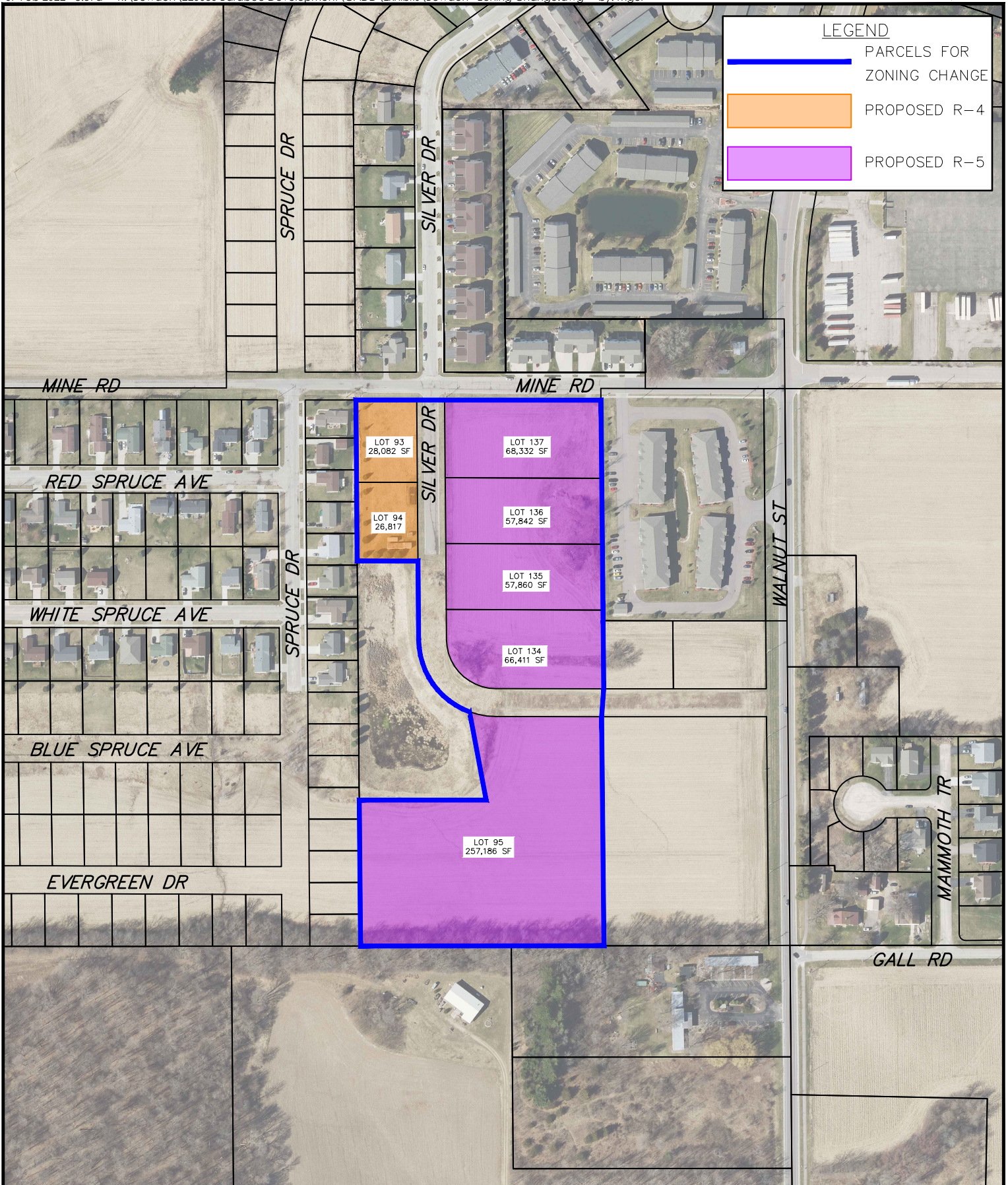
Lots 95, 134, 135, 136 and 137 are currently zoned Highway Oriented Business (B-3). The requested zoning change of these lots is Thirteen Family and Up Residential (R-5). Parcels zoned R-5 must have 2,500 square feet of lot per dwelling unit and a minimum lot area of one acre. Lot 95 is 257,186 SF (5.9 acres) and will meet the requirements of the zone change. Lot 134 is 66,411 SF (1.5 acres) and will meet the requirements of the zone change. Lot 135 is 57,860 SF (1.3 acres) and will meet the requirements of the zone change. Lot 136 is 57,842 SF (1.3 acres) and will meet the requirements of the zone change. Lot 137 is 68,332 SF (1.6 acres) and will meet the requirements of the zone change. Per Chapter 17.24(5), the rezoning of lots 95, 134, 135, 136 and 137 will conform to the purpose, intent, spirit and regulations.

Please review the Petition for Zoning Change and all included attachments.

Should you have any questions or concerns, please contact me at 608-393-1881 or [npfa@vierbicher.com](mailto:npfa@vierbicher.com).

Sincerely,  
  
Neil Pfaff, PE, PH, CST





02/07/2022

# ATTACHMENT 1 PARCELS FOR ZONING CHANGE BARABOO, SAUK CO, WISCONSIN

**vierbicher**  
planners | engineers | advisors

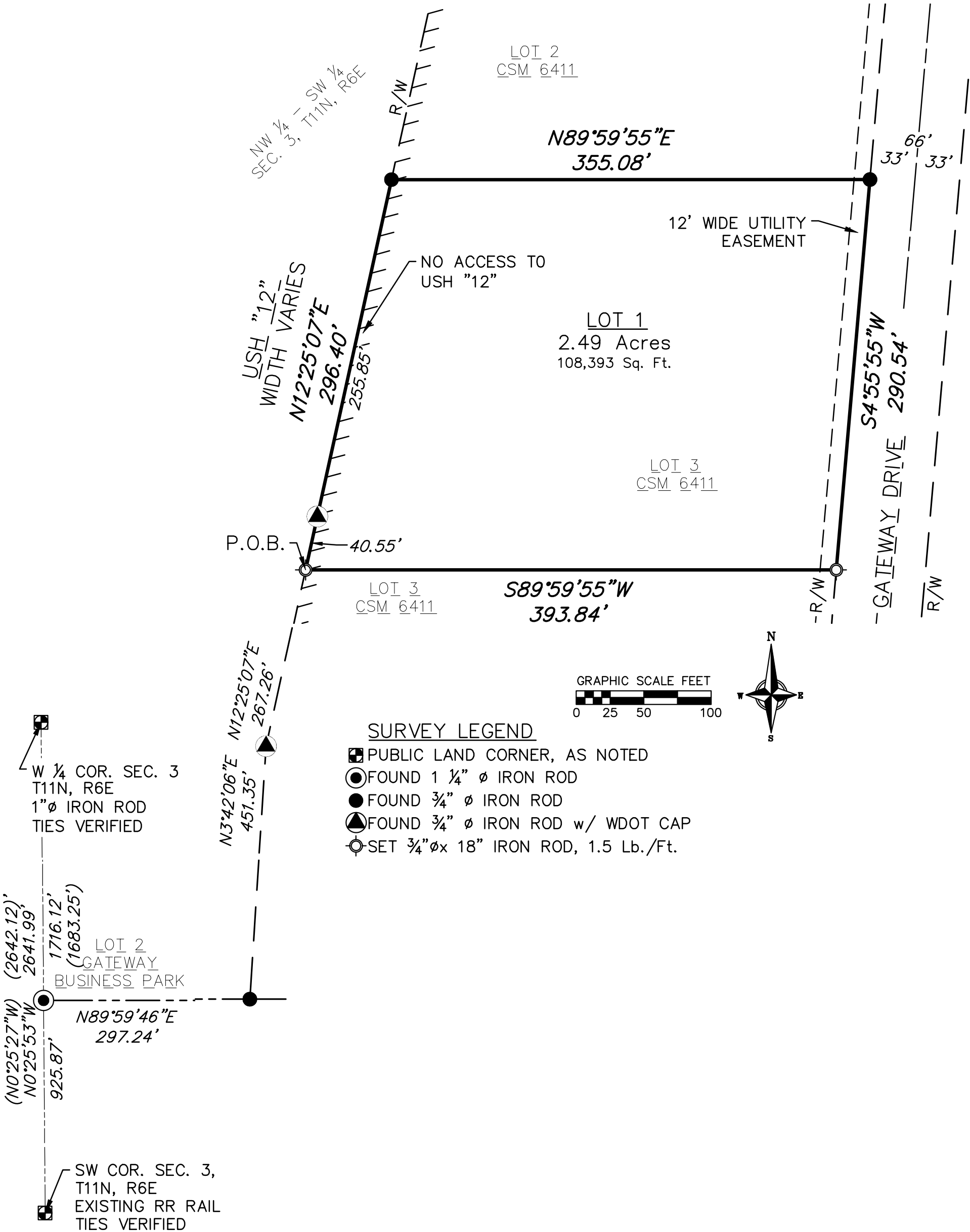
Phone: (800) 261-3898





SAUK COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 3 OF SAUK COUNTY CERTIFIED NO. 6411, RECORDED AS DOCUMENT NO. 1128673 WITH THE SAUK COUNTY REGISTER OF DEEDS, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 6 EAST, ALL IN THE CITY OF BARABOO, SAUK COUNTY WISCONSIN



**SURVEYOR'S NOTES**

1. Bearings are referenced to the Wisconsin Coordinate Reference System, Sauk County (WICRS Sauk, NAD83/2011), the west line of the southwest quarter of Section 3, T11N, R6E bears N00°25'53"W.

**vierbicher**  
planners | engineers | advisors



Phone: (800) 261-3898

REVISIONS		SCALE	1" = 100'	SHEET  1 OF 2
		CHECKED	sdis	
		DRAFTER	mlon	
		FILE	210260 CSM	
JOB NO. 210260		DATE	2/1/2022	



### LEGAL DESCRIPTION

I, Marc A. Londo, Wisconsin Professional Land Surveyor No. 2696, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Baraboo, and under the direction of William Ryan, Architectural Design Consultants, Inc. I have surveyed, divided and mapped this certified survey; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in the NW ¼ of the SW ¼ of Section 3, Town 11 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, containing 2.49 acres of land and described as follows:

The north 289.466 feet of Lot 3 of Sauk County Certified No. 6411, recorded as Document No. 1128673 with the Sauk County Register of Deeds, located in the Northwest Quarter of the Southwest Quarter of Section 3, Township 11 North, Range 6 East, all in the City of Baraboo, Sauk County, Wisconsin and more particularly described as follows.

Parcel contains 2.49 Ac. (108,393 Sq. Ft.) and is subject to all other easements and rights-of-way of record.

## OWNER'S CERTIFICATE

As owner, I, Jay Smith, CEO of DEVCO I, LLC, hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

## The City of Baraboo

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
In presence of:

Jay Smith	DEVCO I, LLC
-----------	--------------

STATE OF WISCONSIN)  
SAUK COUNTY) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named

to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public, \_\_\_\_\_,  
Wisconsin  
My commission expires \_\_\_\_\_.

# CITY OF BARABOO APPROVAL CERTIFICATE

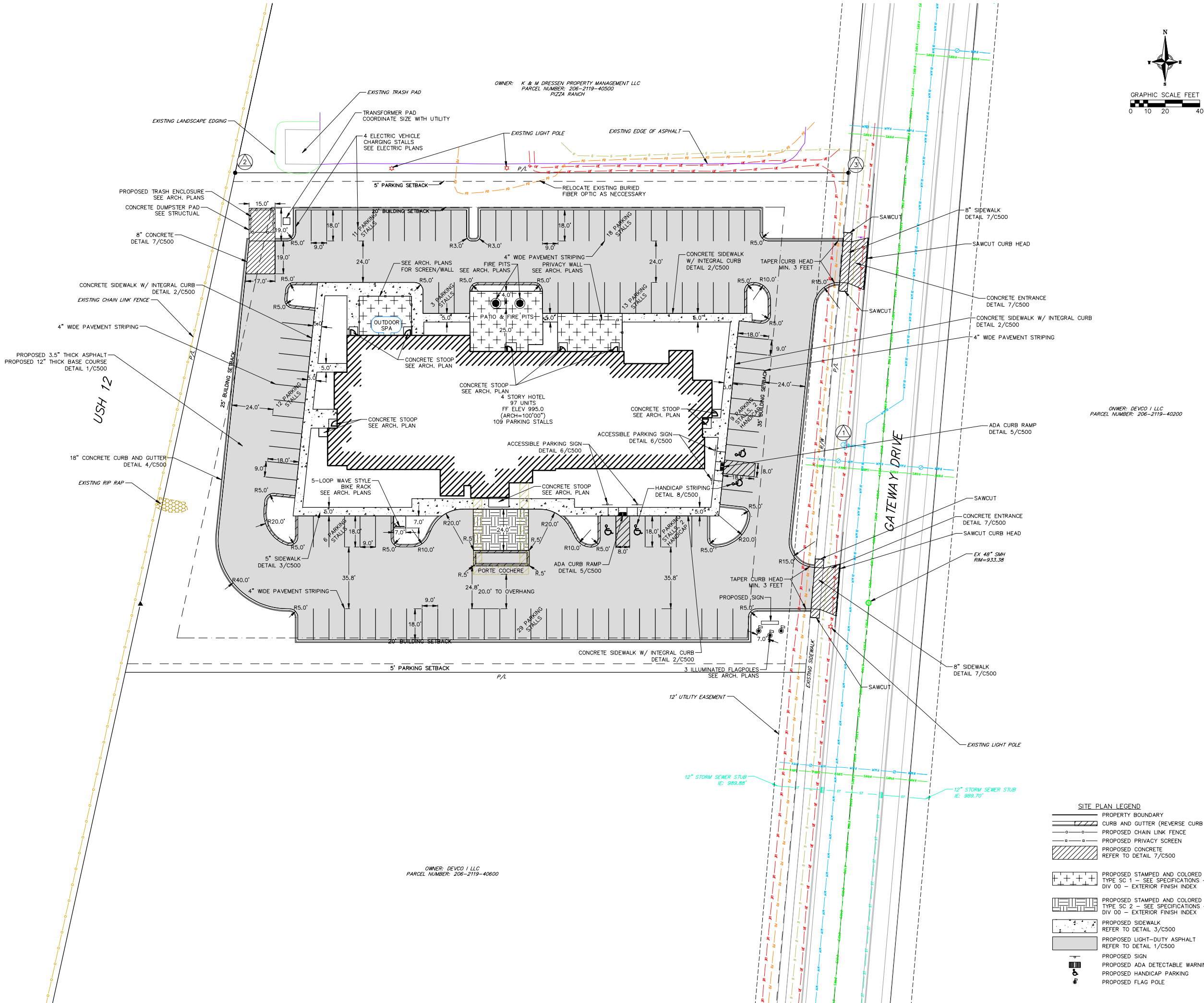
Resolved, this Certified Survey Map, in the City of Baraboo, DEVCO I, LLC, owner, is hereby approved by the Common Council of the City of Baraboo.

Rob Nelson, Mayor Date



Phone: (800) 261-3898

REVISIONS	SCALE na	SHEET  2 OF 2
	CHECKED sdis	
	DRAFTER mlon	
	FILE 210260 CSM	
JOB NO. 210260	DATE 2/1/2022	



- SITE PLAN LEGEND**
- PROPERTY BOUNDARY
  - CURB AND GUTTER (REVERSE CURB HATCHED)
  - PROPOSED CHAIN LINK FENCE
  - PROPOSED PRIVACY SCREEN
  - PROPOSED CONCRETE
  - REFER TO DETAIL 7/C500
  - PROPOSED STAMPED AND COLORED CONCRETE
  - TYPE SC 1 - SEE SPECIFICATIONS - DIV 00 - EXTERIOR FINISH INDEX
  - PROPOSED STAMPED AND COLORED CONCRETE
  - TYPE SC 2 - SEE SPECIFICATIONS - DIV 00 - EXTERIOR FINISH INDEX
  - PROPOSED SIDEWALK
  - REFER TO DETAIL 3/C500
  - PROPOSED LIGHT-DUTY ASPHALT
  - REFER TO DETAIL 1/C500
  - PROPOSED SIGN
  - PROPOSED ADA DETECTABLE WARNING FIELD
  - PROPOSED HANDICAP PARKING
  - PROPOSED FLAG POLE

**ADC**  
experience | architecture | design

**ARCHITECTURAL DESIGN CONSULTANTS, INC.**  
30 Wisconsin Delta Parkway | P.O. Box 580  
Lafayette, WI 53540  
Phone: 608.254.8181 | Fax: 608.254.2138

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**vierbicher**  
planners | engineers | advisors

Phone: (608) 261-3896

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**JDJE, LLC**

**FAIRFIELD**  
**INN & SUITES**

**BARABOO, WISCONSIN**

DRAWN BY  
MGER  
CHECKED BY  
NPFA  
DATE  
01.07.2022  
JOB NUMBER  
21-105  
VOLUME / BID SET

**SITE PLAN**

SHEET NUMBER

**C200**



ELEVATION A

SCALE: 1/8" = 1'-0"



ELEVATION B

SCALE: 1/8" = 1'-0"



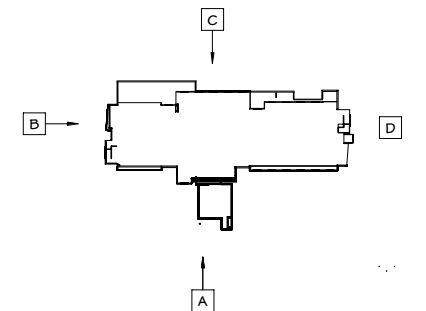
ELEVATION C

SCALE: 1/8" = 1'-0"



ELEVATION D

SCALE: 1/8" = 1'-0"



KEY PLAN





**STONE SILLS**

BUECHEL STONE  
RUSTIC BUFF CUT STONE



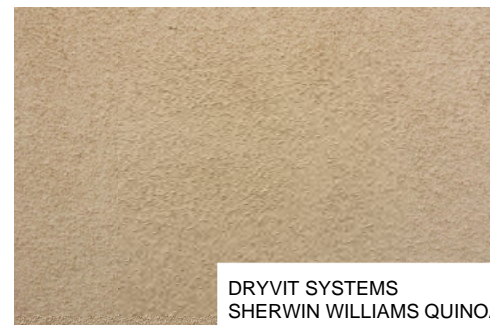
**STONE VENEER**

BUECHEL STONE  
CHILTON RUSTIC LEDGESTONE



**ACCENT EIFS**

DRYVIT SYSTEMS  
ANTIQUE GREY



**EIFS**

DRYVIT SYSTEMS  
SHERWIN WILLIAMS QUINOA



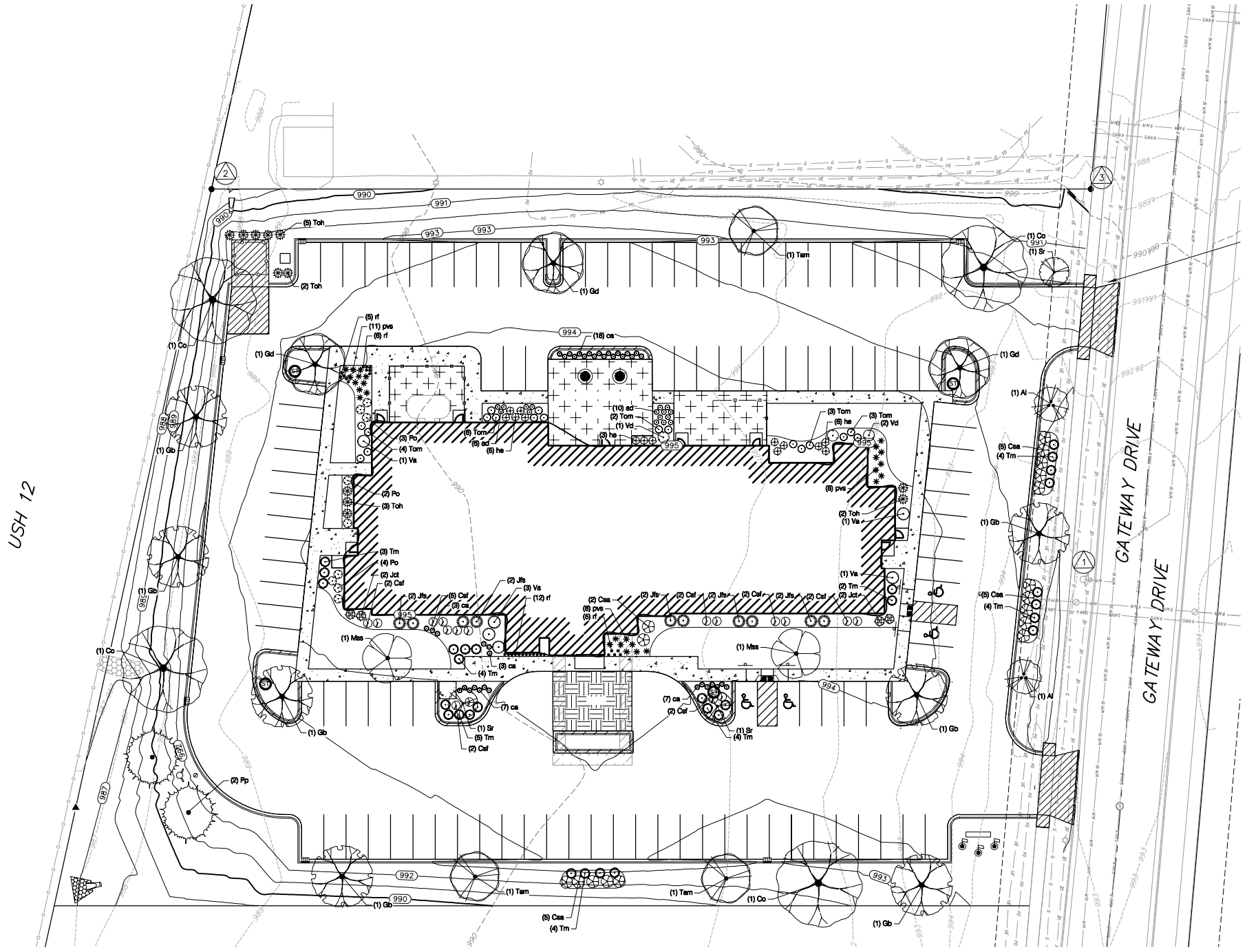
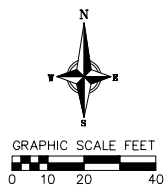
**WINDOWS | LOUVERS | METAL  
COPINGS | FASCIA COVERS**

ANODIZED ALUMINUM  
SAND BEIGE



**FIBER CEMENT SIDING**

NICHIHA FIBER CEMENT  
VINTAGEWOOD - CEDAR



City of Baraboo Landscape Points   Hotel Development									
Zoning: Business/Industrial									
Date: 12.27.2021									
								Points Req.	Points Provided
Building Foundation	666	/	100	=	6.66	x	40	=	266
40 points per 100 Linear Feet, located within 10 feet of building									
Developed Lots	57,000	/	1,000	=	57	x	10	=	570
10 points per 1,000 Gross Floor Area									
Street Frontage	254	/	100	=	2.54	x	40	=	102
40 points per 100 Linear Feet, 60% min. adjacent to lot lines, 30% min. street trees									
Paved Area									
Parking Stalls	109	/	20	=	5.45	x	80	=	436
Pavement Area	43,716	/	10,000	=	4.37	x	80	=	350
80 points per 10 stalls or 10,000 sq. ft. pavement, 30% min. adjacent to lot lines, 40% min. street trees									
								Total	1,374
									1,540

PLANT SCHEDULE

MEDIUM DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Gd	Gymnocladus dioica "Espresso" / Kentucky Coffeetree	B & S	1.5" Cal	3
TALL DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Co	Celtis occidentalis / Common Hackberry	B & S	1.5" Cal	4
Tm	Tilia americana "McSentry" TM / American Sentry Linden	B & S	1.5" Cal	3
TALL EVERGREEN TREE	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Pp	Pinus pungens / Colorado Spruce	B & S	5" Cal	2
CLIMAX TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Gb	Ginkgo biloba "Autumn Gold" TM / Maidenhair Tree	B & S	2" Cal	7
LOW DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Al	Amelanchier laevis / Allegheny Serviceberry (multi-stem)	B & S	6" ht.	2
He	Hosta x "Spring Snow" / Spring Snow Crocus	B & S	6" ht.	2
Sr	Syringa reticulata "Ivory Silk" / Ivory Silk Japanese Tree Lilac	B & S	6" ht.	3
PERENNIALS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
ad	Astilbe x "Dutch Lace" / Dutch Lace Astilbe	Cont.	1 Gal.	16
ca	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	Cont.	1 Gal.	38
he	Hosta x "Earth Angel" / Earth Angel Hosta	Cont.	1 Gal.	14
pvs	Panicum virgatum "Shenandoah" / Shenandoah Red Switch Grass	Cont.	1 Gal.	27
rf	Rudbeckia hirta "Goldsturm" / Goldsturm Coneflower	Cont.	1 Gal.	28
TALL DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Ca	Cornus sericea "Allegheny's Compact" / Dwarf Red Twig Dogwood	Cont.	5 Gal.	17
Tm	Cornus stolonifera "Farrow" TM / Arctic Fire Red Twig Dogwood	Cont.	5 Gal.	17
LOW EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Tm	Taxus x media "Everlow" / Everlow Yew	Cont.	5 Gal.	18
Tm	Thuja occidentalis "Hetz Midget" / Hetz Midget Arborvitae	Cont.	5 Gal.	18
LOW EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jc	Juniperus chinensis "Trautman" / Trautman Juniper	B & S	5" ht.	4
Toh	Thuja occidentalis "Holmstrup" / Holmstrup Cedar	B & S	5" ht.	12
MEDIUM DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Po	Physocarpus opulifolius "Dorothy May" TM / Little Devil Ninebark	Cont.	5 Gal.	9
Va	Viburnum dentatum "Christom" TM / Blue Muffin Arrowwood Viburnum	Cont.	5 Gal.	6
Vd	Viburnum dentatum "Little Joe" / Little Joe Viburnum	Cont.	5 Gal.	3
MEDIUM EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT COND.	SIZE	QTY
Jls	Juniperus chinensis "Sea Green" / Sea Green Juniper	Cont.	5 Gal.	10

PLANT MATERIAL NOTES:

- ALL PLANTINGS SHALL CONFORM TO QUALITY REQUIREMENTS AS PER ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY AND SIZE SPECIFIED, NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- CONTACT LANDSCAPE ARCHITECT, IN WRITING, TO REQUEST ANY PLANT MATERIAL SUBSTITUTIONS DUE TO AVAILABILITY ISSUES.
- ALL PLANS SHALL BE GUARANTEED TO BE IN HEALTHY AND FLOURISHING CONDITION DURING THE GROWING SEASON FOLLOWING INSTALLATION. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF INSTALLATION.

LANDSCAPE MATERIAL NOTES:

- CONTRACTOR SHALL PROVIDE A SUITABLE AMENDED TOPSOIL BLEND FOR ALL PLANTING AREAS WHERE SOIL CONDITIONS ARE UNSUITABLE FOR PLANT GROWTH. TOPSOIL SHALL CONFORM TO QUALITY REQUIREMENTS AS PER SECTION 625.2(1) OF THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION." PROVIDE A MINIMUM OF 18" OF TOPSOIL IN ALL PLANTING AREAS AND 6" OF TOPSOIL IN AREAS TO BE SEEDDED/SODDED.
- LANDSCAPE BEDS TO BE MULCHED WITH UNDYED SHREDDED HARDWOOD BARK MULCH TO 3" DEPTH MIN. AND EDGED WITH COMMERCIAL GRADE ALUMINUM LANDSCAPE EDGING, PERMALOC CLEANLINE 1/2"x4" OR EQUAL, COLOR BLACK ANODIZED.
- ALL TREES AND/OR SHRUBS PLANTED IN LAWN AREAS TO BE INSTALLED WITH A 5' DIAMETER MULCH RING AND SHOVEL CUT EDGE. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH AS WELL AS TOPICALLY APPLIED TO TREE RING.

SEEDING NOTES:

- ALL DISTURBED AREAS, UNLESS OTHERWISE NOTED, TO BE SEEDDED WITH W1 DOT SEED MIX #40 OR EQUIVALENT, PER MANUFACTURER'S SPECIFIED APPLICATION RATES. ALL SEEDDED AREAS ARE TO BE WATERED DAILY TO MAINTAIN ADEQUATE SOIL MOISTURE FOR PROPER GERMINATION. AFTER VIGOROUS GROWTH IS ESTABLISHED, APPLY 1/2" WATER TWICE WEEKLY UNTIL FINAL ACCEPTANCE.

PRELIMINARY  
NOT FOR CONSTRUCTION

CLIENT  
JDJE, LLC

PROJECT  
FAIRFIELD  
INN & SUITES

BARABOO, WISCONSIN

DRAWN BY

AKAN

CHECKED BY

NPFA

DATE

01.07.2022

JOB NUMBER

21-105

VOLUME / BID SET

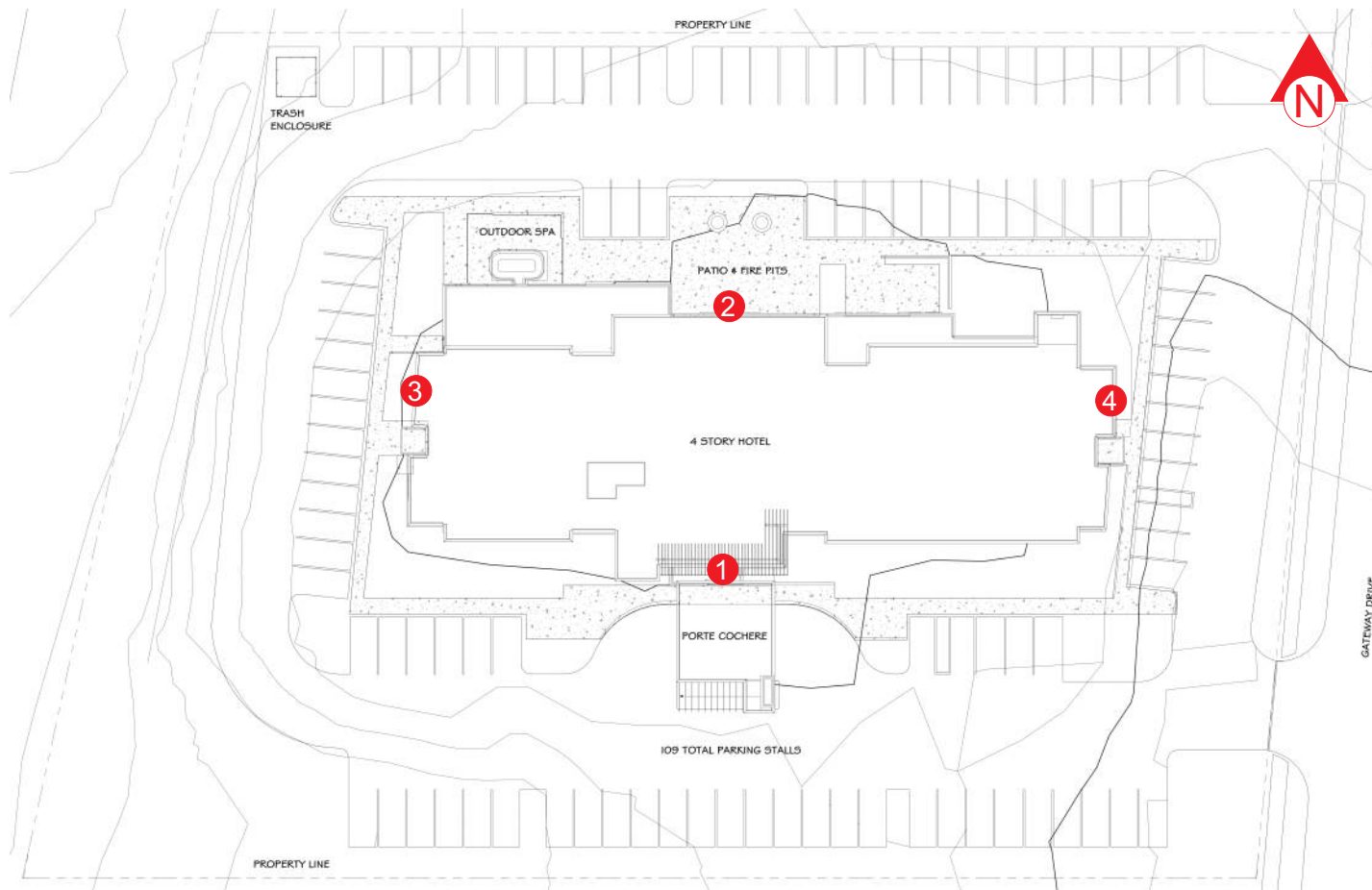
SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER

L100





FAIRFIELD  
GATEWAY DRIVE  
BARABOO, WI 53913

PROPOSED SIGNS:

- ① 36" SET OF CHANNEL LETTERS
- ② 36" SET OF CHANNEL LETTERS
- ③ 48" SET OF CHANNEL LETTERS
- ④ 36" SET OF CHANNEL LETTERS
- ⑤ 4'-10" X 8'-5 7/8" MONUMENT AT 8' OAH (LOCATION TBD)

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>1/18/22</b>	Prepared By: <b>JS/BH</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>	Eng: -	

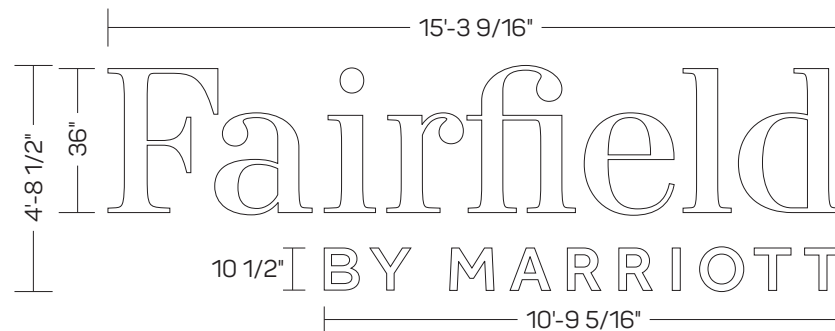
**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

1

## ELEVATION A

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION  
TECHNICAL SURVEY REQUIRED



CHANNEL LETTER DETAIL  
SCALE: 1/4" = 1'-0"

## APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>1/18/22</b>	Prepared By: <b>JS/BH</b>	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>	Eng: -	

**persona**  
SIGNS | LIGHTING | IMAGE

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2

## ELEVATION B

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION  
TECHNICAL SURVEY REQUIRED



CHANNEL LETTER DETAIL  
SCALE: 1/4" = 1'-0"

## APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>1/18/22</b>	Prepared By: <b>JS/BH</b>	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>	Eng: <b>-</b>	

**persona**  
SIGNS | LIGHTING | IMAGE

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3

## ELEVATION C

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION  
TECHNICAL SURVEY REQUIRED



CHANNEL LETTER DETAIL  
SCALE: 1/4" = 1'-0"

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>1/18/22</b>	Prepared By: <b>JS/BH</b>	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>	Eng: <b>-</b>	

**persona**  
SIGNS | LIGHTING | IMAGE

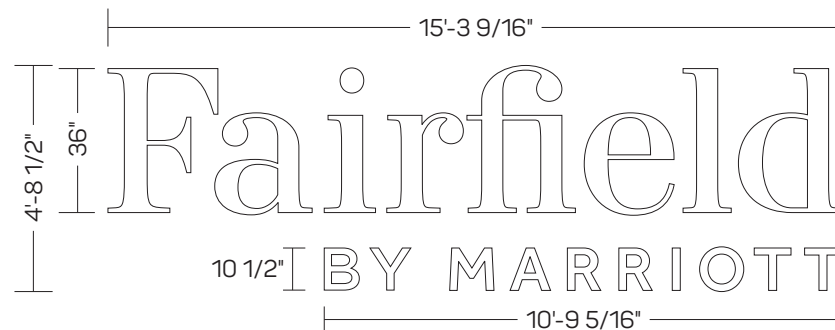
DISTRIBUTED BY SIGN UP COMPANY  
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PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

4

# ELEVATION D

SCALE: 1/16" = 1'-0"

CHANNEL LETTERS SHOWN ON EXISTING WALL COLOR OR AS NOTED ON ELEVATIONS.  
CUSTOMER TO VERIFY WALL COLOR PRIOR TO PRODUCTION



CHANNEL LETTER DETAIL  
SCALE: 1/4" = 1'-0"

## APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>01/05/22</b>	Prepared By: <b>JS</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>	Eng: <b>-</b>	

**persona**  
SIGNS | LIGHTING | IMAGE

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## APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>FAIRFIELD</b>	Date: <b>01/05/22</b>	Prepared By: <b>JS</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>BARABOO, WI</b>	File Name: <b>318837 - R1 - BARABOO, WI</b>		Eng: -

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
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PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

**City of Baraboo**  
 101 South Blvd  
 Baraboo, WI 53913  
 (608) 355-2730 phone  
 608 355-2719 fax

**APPLICATION FOR  
 PLANNED UNIT DEVELOPMENT  
 (PUD)**

<b>FOR TREASURER USE ONLY</b>
Receipt # _____
Account # 100-22-4440

Date of Petition: 4/31/22

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

Menard, Inc. 5101 Menard Dr Eau Claire WI 54703  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Tyler Edwards - Real Estate Rep Menard, Inc.  
5101 Menard Drive WI 54703

3. Address of site: 1040 Highway 17

4. Tax parcel number of site: 206-2552-26200

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):

LSM 6761 Lot 2  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Present zoning classification: B3

7. Requested conditional use: outdoor self storage

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

8. Brief description of each structure presently existing on site:

Vacant Land  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. Brief description of present use of site and each structure on site:

Vacant land

10. Brief description of any proposed change in use of structures if request for conditional use is granted: (include change in number of employees on site)

See attached letter

11. The following arrangements have been made for serving the site with municipal sewer and water:

In Public right of way

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

City of Baraboo 101 South Blvd 206-2552-29000  
Heathr Stone LLC 55455 Stark RD 136 002-0266-00000

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

See attached letter

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

Dated this 31 day of January, 2022

Travis Real Estate Rep  
Property owner MMAD, Inc.

\_\_\_\_\_  
Property owner

I certify that that I have reviewed this application for completeness.

Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_



January 31, 2022

**RE: Menards Self Storage Application**

Dear Mr. Pinion,

Menard, Inc. is submitting an application to create a Planned Development Overlay on the 8.1 acre lot south of the Baraboo Menards store. That lot was created during the original approval process for the store in 2004 for other box retail stores. In the past 17 years the demand for that type of retail users on those large lots has changed significantly and Menards is proposing to use that lot for a Menards Self Storage Facility and retain the smaller outlots along the highway for commercial use.

The first and possibly most important benefit to this project is that the facility is owned by Menards. That allows Menards to keep owning the land for any future expansion or future use of the property for the retail operation. It also means that the storage facility is run by Menards employees, watched by the Menards security team, and maintained by the Menards contractors. The storage facility ends up being an extension of the retail store operation on land owned by Menards.

The investment made by Menards in the land will allow Menards to create a new business in Baraboo. The market research we did proved that there is a need for this type of storage in the Baraboo market. There is a surplus of climate controlled units with the large indoor facility north of town but the outside units and the large vehicle parking spaces are in high demand. With the continued growth of Baraboo over the years there will be a continued need for storage and this proposal allows the city to control the location and the owner of the storage facility. Rather than an out of town investor putting a facility out of the city limits this will be a well known business operating next to their retail store.

After the Planning Commission review meeting there have been updates made to the plans and a set of elevations was put together. The landscaping was added to meet the commercial street frontage landscape ordinance on the south side and the east side of the facility. All access to the facility will be next to the Menards store gate way from public roads. The elevations of the facility were changed to be gray with a green roof to match the look of the Menards retail store. If there are additional questions or comments please let me know. Thank you.

Sincerely,  
**Menard, Inc.**

A handwritten signature in black ink, appearing to read "Tyler Edwards", is written over a horizontal line.

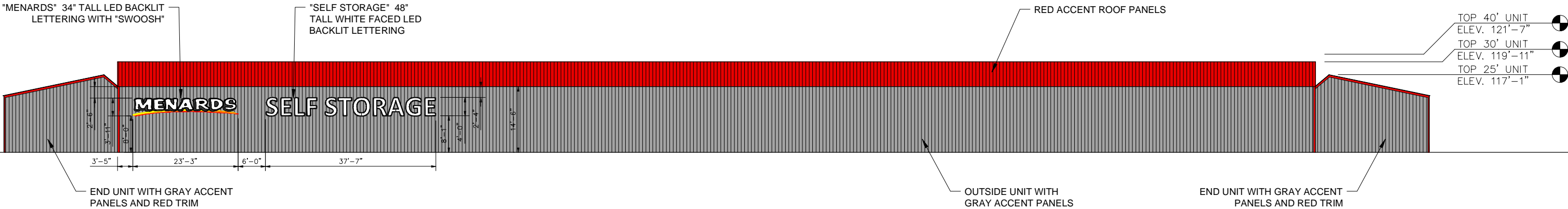
Tyler Edwards  
Real Estate Representative  
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703  
O: 715.876.2143 C: 715.579.6699 [tedwards@menard-inc.com](mailto:tedwards@menard-inc.com)



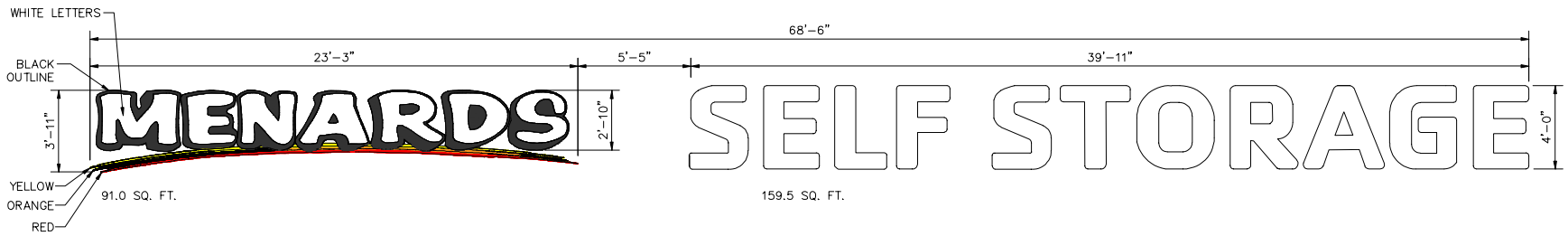


MENARDS®  
Self Storage

Baraboo, Wisconsin



EAST ELEVATION



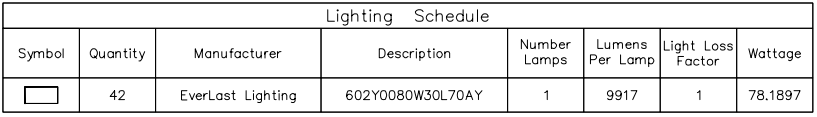
- NOTES:
- (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
  - LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
  - LOGO TO INCLUDE MENARDS UNDERSCORE BENEATH THE LETTERING.
  - LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
  - LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

- NOTES:
- (1 OF EACH) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LETTERS.
  - LETTER BACKS TO BE ROUTED .063" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
  - LETTER FACES TO BE ROUTED 3/16" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP.
  - LIGHTING TO BE SUPPLIED BY WHITE LEDS WITH REMOTE MOUNTED 120V POWER SUPPLY AND SWITCH.

CONTACT INFORMATION  
Tyler Edwards  
Real Estate Representative  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, Wisconsin 54703

February 1, 2022      Scale: 3/32" = 1'-0"





Path and File Name: F:\Designdiv\Special Projects\\_Self Storage Projects\Baraboo, WI\City Approval Plans\Baraboo City Plan.dwg Date Plotted: February 4, 2022

PAID

JAN 18 2022

CN 3037

CITY OF BARABOO

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Notices Mailed by _____	_____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Public Hearing Published by _____	_____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Plan Commission Held _____	_____
<input type="checkbox"/> Zoning Administrator Certification _____	_____	<input type="checkbox"/> Public Hearing Held _____	_____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Council Action _____	_____
<input type="checkbox"/> Public Hearing Set _____	_____		

**City of Baraboo**

101 South Blvd.  
Baraboo, WI 53913  
(608) 355-2730 phone  
(608) 355-2719 fax

**PETITION FOR ZONING CHANGE**

(A non-refundable \$250 fee must accompany this application upon filing.)

Date of Petition: 1/17/2022**FOR TREASURER USE**

Receipt # \_\_\_\_\_

Account # 100-22-4440

The undersigned, being all the owners of the real property covered by this zoning change request, hereby petition the City of Baraboo Plan Commission and Common Council as follows:

- Name and address of each owner: E.J. SCHWEITZER, COREY SCHWEITZER  
COREY OIL LTD, 1212 W. SECOND ST. OGDONOVILLE WI 53066
- Address of site: 410 DEPOT ST. BARABOO WI 53913
- Tax parcel number of site: 0878
- Accurate legal description of site (state lot, block, and recorded subdivision or metes and bounds description) (Attach copy of owner's deed):  
SEE ATTACHED PAPER WORK
- Present zoning classification: 1 & 2
- Requested zoning change: PUD ZONING
- Brief description of structures presently existing on site (include photos): BULK FUEL PLANT  
3-STORAGE TANK 18,000 GAL. EACH. & LOADING RACK
- Brief description of present use of site and structures thereon: BULK FUEL RE-LOAD
- Brief description of any proposed change in use or structures if request for zoning change is granted (include change in number of employees):  
10'X16' SHED FOR NEW TANK MONITORING SYSTEM  
& SECURITY CAMERA INSTALLATION IN HEATED 10'X4' AREA IN SHED, ALSO  
STORAGE FOR ITEM ASSOCIATED WITH MAINTENANCE OF PROPERTY & SUPPLIES FOR  
BULK DRIVERS AND SAFETY EQUIPMENT. NO OFFICE, NO MAIL
- The following arrangements have been made for serving the site with municipal sewer and water:  
N/A

NOTE: - WE ALSO HAVE PLANS FOR FUTURE EXPANSION OF BULK PLANT  
FOR ADDITIONAL TANKS FOR SUMMER OF 2022 AND BEYOND.

11. Name, address, and tax parcel number of all owners of each parcel immediately adjacent to the boundaries of the site and extending 200 feet from and all the owners of the land directly opposite from the site extending 200 feet from the street frontage of such opposite land. (see section 17.11(1)(c) and City Code).
12. A scale map or survey showing the location, boundaries, dimensions, uses, and size of the site and its relationship to adjoining lands is attached. The map or survey shows the approximate location of existing structures, easements, streets, alleys, loading areas and driveways, off street parking, highway access and access restrictions, existing street, side and rear yards, surface water drainage, grade elevations and the location and use of any lands immediately adjacent to each of the boundaries of the site and extending 200 feet, plus the location of any existing structures on each such identified parcel. The name and address of each owner is attached.
13. A statement with supporting evidence indicating that the proposed zoning change or special zoning exception shall conform to the purpose, intent, spirit and regulations of the Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 17th day of JANUARY, 2022.

Property Owner

T. J. Schmitzer  
Property Owner

Property Owner

Cory Silverger  
Property Owner

I have reviewed this application for completeness:

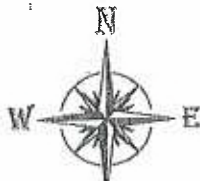
Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_



GENERAL LOCATION  
BEING PART OF THE SW1/4 OF THE NW1/4, SECTION 1, T. 11 N., R. 8 E., CITY OF BARABOO,  
SAUK COUNTY, WISCONSIN.

- 3/4" X 18" IRON ROD SET  
(WT. = 1.5 LBS. / LF.)
- 3/4" IRON ROD FND.
- ▲ PK NAIL FND.
- 1/2" IRON ROD FND.
- ◎ 1" IRON PIPE FND.
- WP&L ALUM. MON. FND.
- STANDARD HARRISON. MON. FND.
- GUARD POST
- POWER POLE
- GUY WIRE
- ELECTRIC METER
- FIRE HYDRANT
- ▨ CATCH BASIN
- ▨ STORM SEWER DRAIN
- ▨ MANHOLE



**BASIS OF BEARINGS:** IS THE WEST LINE OF THE NW1/4 SECTION 1 WHICH BEARS N00°25'59"E AS REFERENCED TO GRID NORTH SAUK CO. COORDINATE SYSTEM NAD83(97).

**SCALE: 1" = 30'**

H. H. POTTER ADDITION TO  
THE VILLAGE OF BARABOO

BLOCK 2

**POTTER**

STREET

LOT 2  
CSM 4557

BY OTHERS

LOT 1  
CSM 4551

BY OTHERS

STANDARD HARRISON  
W1/4 COR. MON. & WITNESSES  
SEC. 1 FND. & VERIFIED

**OWNER:**  
URBAN II LLC  
59083A WOODFORD LANE  
PRAIRIE DU SAC, WI 53578

**GROTHMAN & ASSOCIATES S.C.**  
LAND SURVEYORS

625 EAST ELDER STREET, P.O. BOX 375 PORTAGE, WI 53001  
PHONE: PORTAGE (262) 742-2715 SAUK (608) 844-8877  
FAX: (262) 742-0434 E-MAIL: [info@grothman.com](mailto:info@grothman.com)  
(NEW LOGO REPRESENTS THE GROUND MAP)

**CLIENT:**  
GEORGE URBAN  
59083A WOODFORD LANE  
PRAIRIE DU SAC, WI 53578

**Q & A FILE NO. 810-430**

DRAFTED BY: A. MAST

CHECKED BY: TG

PROJ. 1016-547

SHEET 1 OF 2

9-16-2019

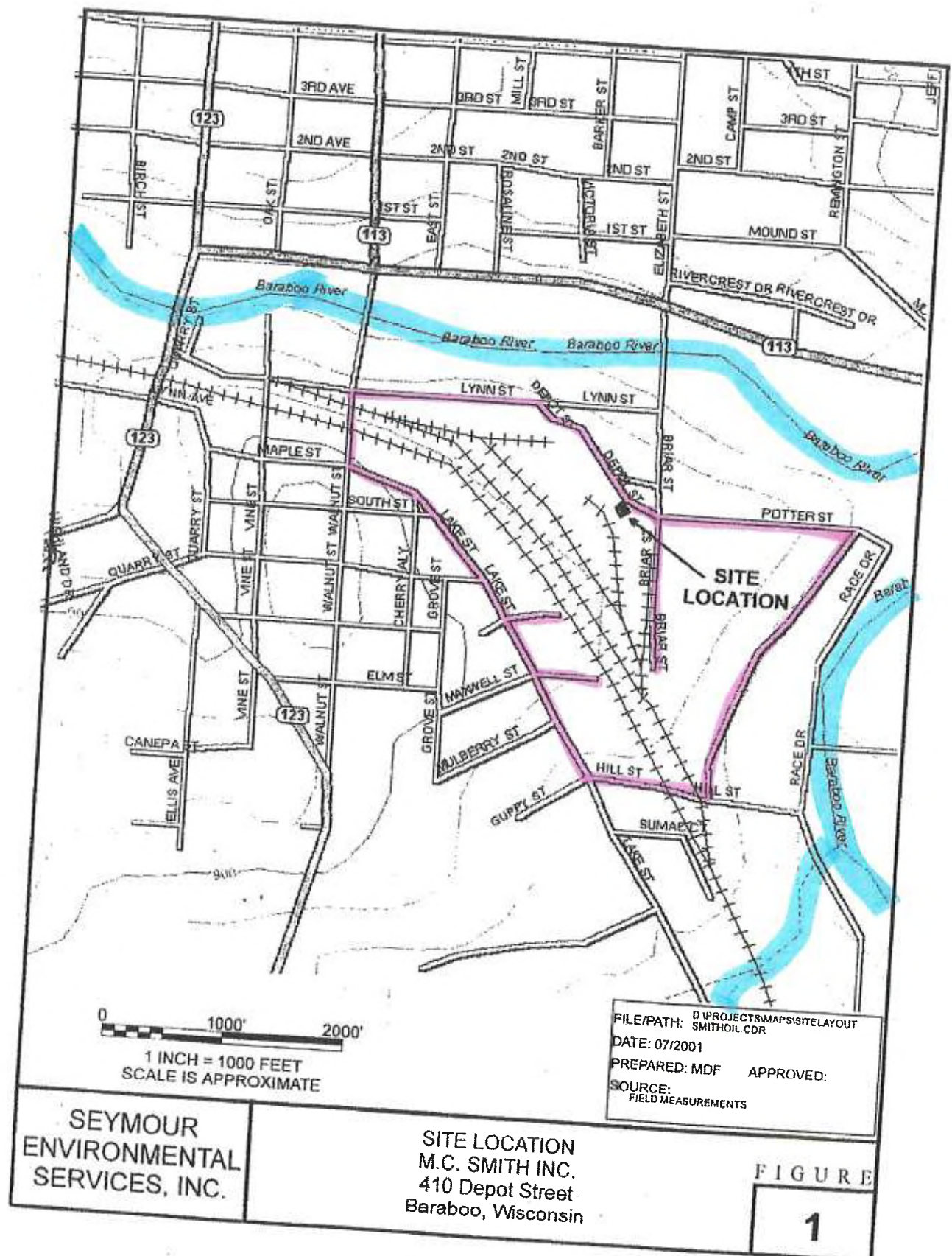


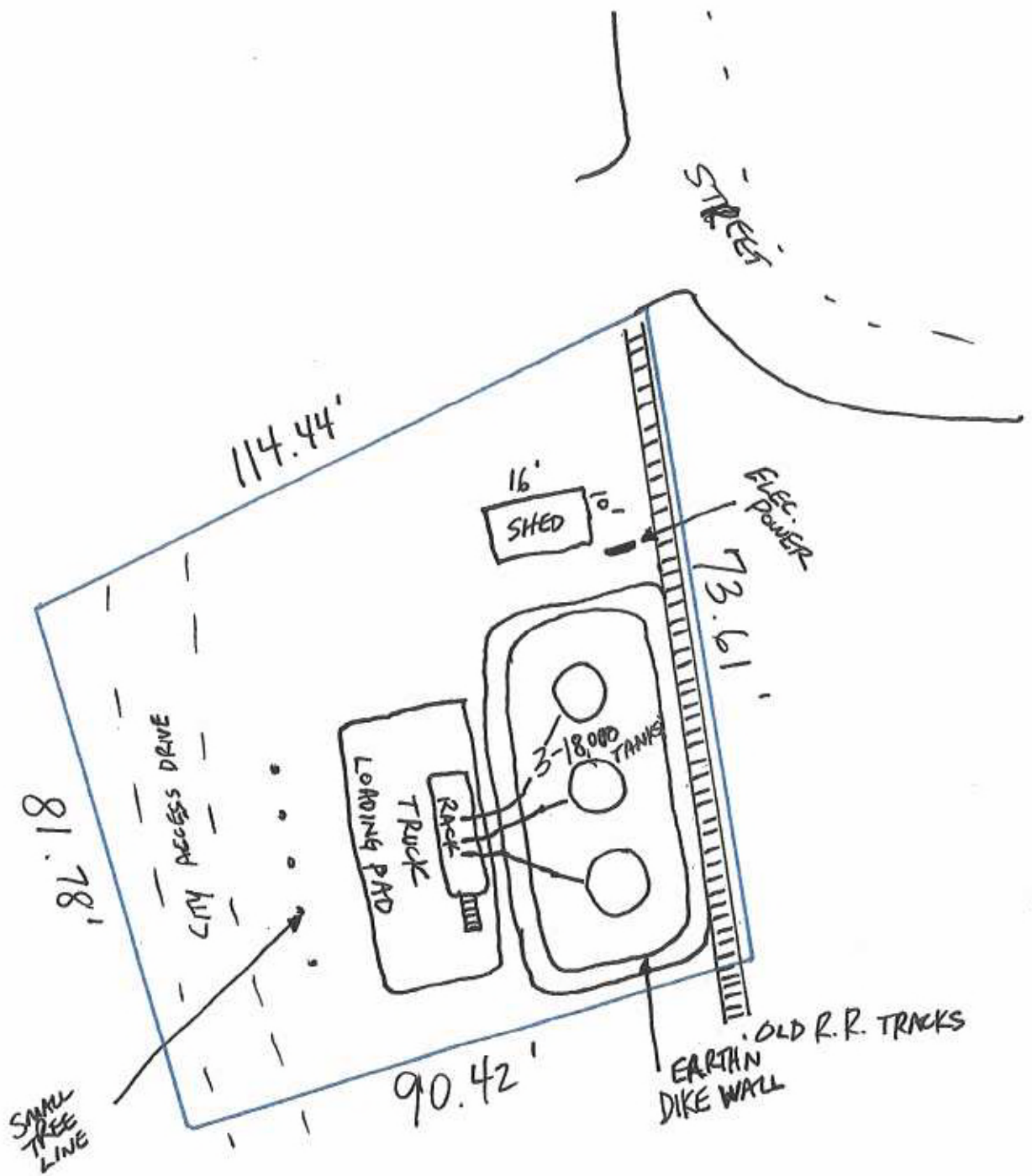
410 Depot St  
Baraboo Bulk Plant



Map data ©2022, Map data ©2022 20 ft







COREY OIL  
BULK PLANT  
410 DEPOT ST.  
BARABOO WI

# GREENFIELD RESERVE

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 12  
NORTH, RANGE 7 EAST, AND THE FRACTIONAL NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 6, TOWN 12 NORTH, RANGE 6 EAST, CITY  
OF BARABOO, SAUK COUNTY, WISCONSIN

## SYMBOL LEGEND

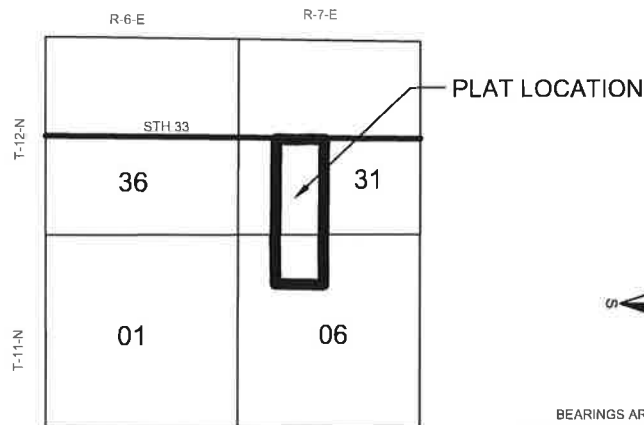
	SUBDIVISION BOUNDARY		USPLS MONUMENT FOUND AS NOTED LOCATION AND THIS VERIFIED
	LOT LINE/RIGHT-OF-WAY		EXISTING 3/4" IRON REBAR
	PREVIOUS SURVEY		SET 1 1/4" BY 18" IRON REBAR WEIGHING 4.39 LBS. P.F.T.
	EASEMENT LINE		SET 3/4" X IRON REBAR WEIGHING 1.50 LBS. / LINEAL FT.
	SECTION 1/2 SECTION LINE		RECORD INFORMATION BASED ON SCHULTE PLAT OF SURVEY DATED 7 AUGUST, 2000
	CENTERLINE		
	SETBACK		
	NO ACCESS TO STH 33		

**PRELIMINARY**

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stats., as provided by s. 236.12, Wis. Stats.,

Certified \_\_\_\_\_, 20\_\_

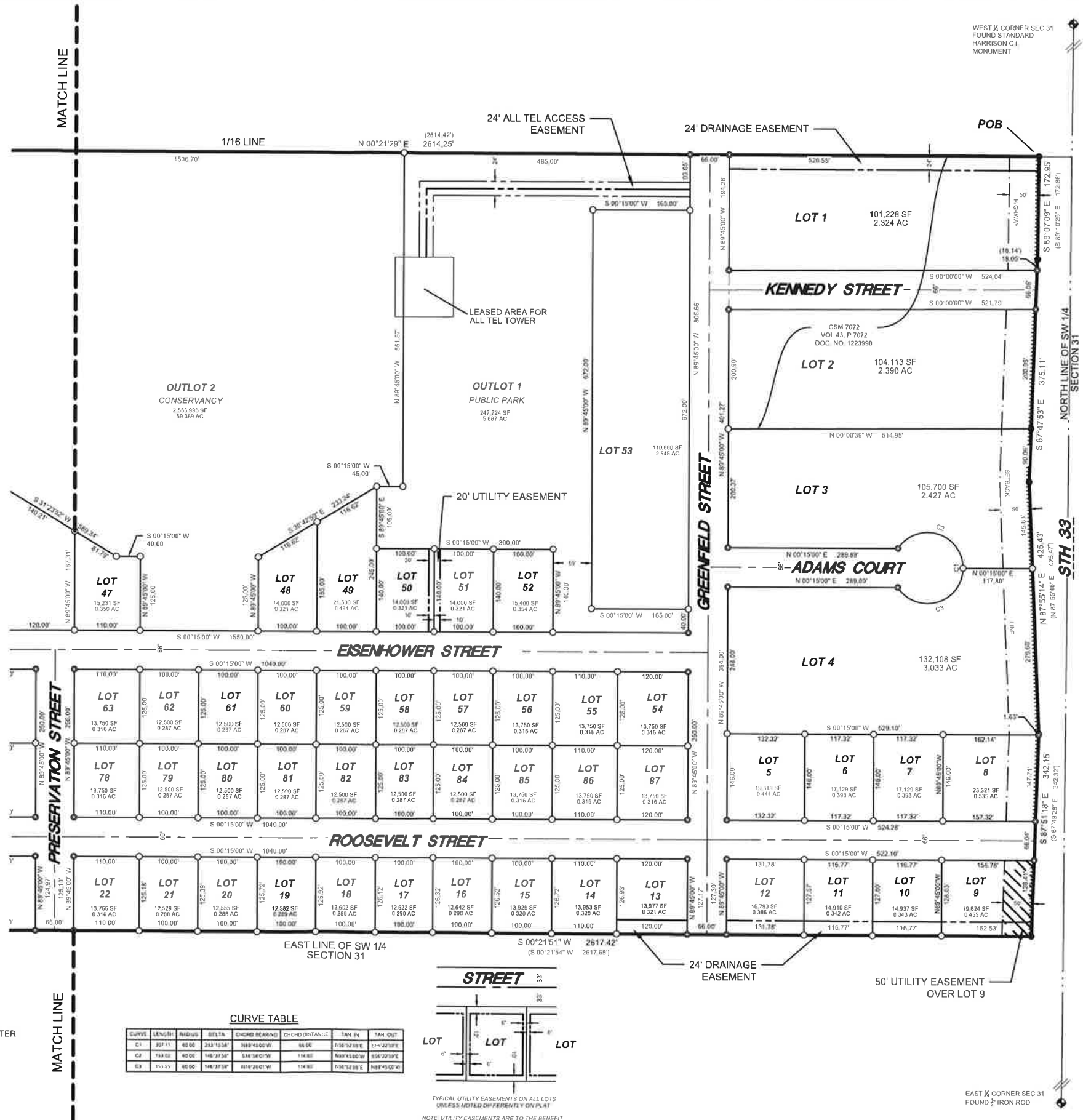
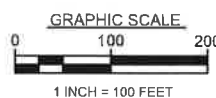
Department of Administration



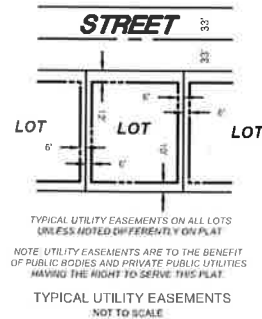
LOCATION SKETCH  
1" = 2640'



BEARINGS ARE REFERENCED TO THE WCCS  
SAUK COUNTY (NAD83/2011) THE EAST-WEST QUARTER  
LINE OF SECTION 31 BEARS S89°16'46"E



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TAN IN	TAN OUT
C1	39.11	60.00	293°15'58"	N89°45'00"W	98.60	N56°32'38"E	S56°22'38"E
C2	148.80	60.00	148°31'59"	S84°38'01"W	114.80	N89°45'00"W	S56°22'38"E
C3	153.35	60.00	148°31'59"	S84°38'01"W	114.80	N89°45'00"W	N89°45'00"W





# GREENFIELD RESERVE

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 12  
NORTH, RANGE 7 EAST, AND THE FRACTIONAL NORTHEAST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 6, TOWN 12 NORTH, RANGE 6 EAST, CITY  
OF BARABOO, SAUK COUNTY, WISCONSIN

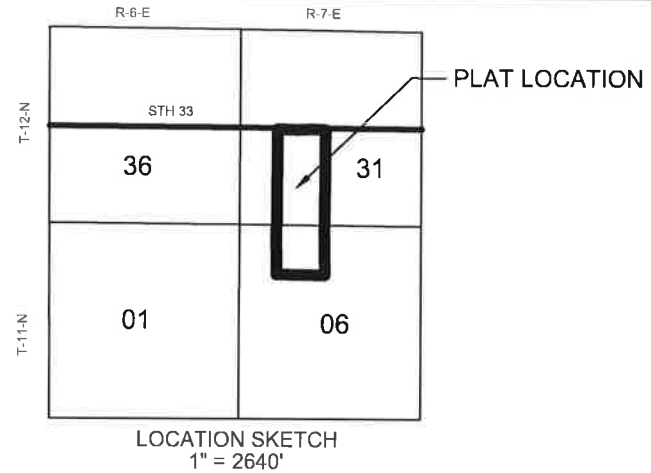
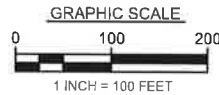
There are no objections to this plat with respect to  
Secs. 236, 15, 236, 16, 236, 20 and 236.2(1) and (2),  
Wis. Stats., as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration



BEARINGS ARE REFERENCED TO THE WCCS  
SAUK COUNTY (NAD83/2011) THE EAST-WEST QUARTER  
LINE OF SECTION 31 BEARS S89°16'46"E



## SYMBOL LEGEND

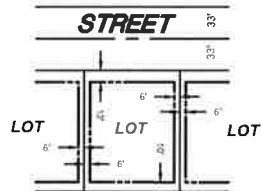
- SUBDIVISION BOUNDARY
- LOT LINE/RIGHT-OF-WAY
- EASEMENT LINE
- SECTION 1/2 SECTION LINE
- CENTERLINE
- USPLS MONUMENT FOUND AS NOTED  
LOCATION AND TIES VERIFIED
- EXISTING 3/4" IRON REBAR
- SET 1 1/4" BY 18" IRON REBAR  
WEIGHING 4.30 LBS. P.F.
- SET 3/4" X IRON REBAR WEIGHING  
1.50 LBS./LINEAL FT.
- RECORD INFORMATION  
BASED ON SCHRITTE PLAT OF SURVEY  
DATED 7 AUGUST, 2000

PRELIMINARY

LINE	BEARING	LENGTH
L1	N89°52'33"W	16.81'
L2	S88°18'00"E	11.81'
L3	S88°04'20"E	45.65'
L4	S00°00'00"E	82.56'
L5	S82°15'30"E	47.69'
L6	N00°13'02"E	85.05'
L7	N00°44'31"E	104.44'
L8	N00°44'31"E	111.87'
L9	N00°55'30"E	21.31'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	TAN %	TAN OUT
C1	444.88'	181.00'	133°21'58"	N88°35'38"E	315.40'	S44°29'57"E	N00°15'00"E
C2	15.67'	581.00'	003°01'18"	N0°13'38"E	15.67'	N02°19'12"E	N00°15'00"E
C3	163.23'	181.00'	033°18'01"	N0°21'18"E	158.84'	N02°28'17"E	N00°18'12"E
C4	51.67'	181.00'	0°15'29'30"	N0°21'18"E	51.51'	N00°38'16"E	N00°28'17"E
C5	73.88'	181.00'	022°04'20"	N0°15'23"E	73.23'	N0°52'36"E	N00°58'18"E
C6	60.58'	181.00'	024°10'18"	N0°25'43"E	59.88'	S42°40'51"E	N0°52'36"E
C7	121.32'	181.00'	036°24'03"	S44°30'54"E	119.32'	S44°23'01"E	S42°47'58"E
C8	382.70'	123.00'	180°00'00"	S88°40'00"E	210.00'	S00°15'00"W	N00°15'00"E
C9	5.67'	123.00'	002°18'22"	N0°12'41"E	5.67'	N00°34'22"E	N00°15'00"E
C10	181.28'	123.00'	047°42'38"	N44°24'41"E	173.18'	S00°40'00"E	N00°34'22"E
C11	181.28'	123.00'	047°42'38"	S44°24'41"E	173.18'	S00°40'00"E	S44°24'41"E
C12	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C13	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C14	181.28'	123.00'	047°42'38"	S44°24'41"E	173.18'	S00°40'00"E	S44°24'41"E
C15	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C16	181.28'	123.00'	047°42'38"	S44°24'41"E	173.18'	S00°40'00"E	S44°24'41"E
C17	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C18	181.28'	123.00'	047°42'38"	S44°24'41"E	173.18'	S00°40'00"E	S44°24'41"E
C19	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C20	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C21	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C22	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C23	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C24	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C25	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C26	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C27	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C28	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C29	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C30	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C31	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C32	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C33	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C34	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C35	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C36	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C37	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C38	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C39	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C40	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C41	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C42	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C43	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C44	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C45	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C46	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C47	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C48	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C49	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C50	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C51	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C52	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C53	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C54	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C55	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C56	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C57	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C58	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C59	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C60	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C61	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C62	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C63	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C64	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C65	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C66	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C67	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C68	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C69	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C70	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C71	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C72	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C73	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C74	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C75	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C76	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C77	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C78	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C79	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C80	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C81	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C82	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C83	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C84	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C85	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C86	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C87	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C88	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C89	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C90	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C91	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C92	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C93	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C94	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C95	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C96	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C97	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C98	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C99	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E
C100	5.67'	123.00'	002°18'22"	S88°40'00"E	5.67'	S00°15'00"W	S00°40'00"E

OUTLOT 2  
CONSERVANCY  
2,586,555 SF  
59.389 AC



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FINAL PLAT  
GREENFIELD RESERVE

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 12 NORTH, RANGE 7 EAST, AND THE FRACTIONAL NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWN 12 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY, WISCONSIN

SURVEYORS CERTIFICATE

I, KERRY R. ZIMMERMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWN 12 NORTH, RANGE 7 EAST, AND THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWN 12 NORTH, RANGE 6 EAST, CITY OF BARABOO, SAUK COUNTY WISCONSIN.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF GREENFIELD ESTATES 1 LLC AND THE CITY OF BARABOO, OWNERS OF SAID LAND, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 31, TOWN 12 NORTH, RANGE 7 EAST; THENCE S89°16'46"E ALONG THE EAST-WEST ONE-QUARTER LINE OF SECTION 31, 984.73 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31; THENCE S00°21'29"W ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, 55.74 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "33" AND THE POINT OF BEGINNING;

THENCE, S89°07'09"E ALONG SAID RIGHT-OF-WAY LINE, 172.95 FEET; THENCE S87°47'53"E ALONG SAID RIGHT-OF-WAY LINE, 375.11 FEET; THENCE N87°55'14"E ALONG SAID RIGHT-OF-WAY LINE, 425.43 FEET; THENCE S87°51'18"E ALONG SAID RIGHT-OF-WAY LINE, 342.15 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THENCE S00°21'51"W ALONG THE NORTH-SOUTH ONE-QUARTER LINE OF SECTION 31, 2617.42 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 31; THENCE N87°57'53"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, 10.61 FEET TO THE NORTH ONE-QUARTER OF SECTION 7; THENCE S00°42'18"E ALONG THE EAST LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, 1361.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N89°22'38"W ALONG THE SOUTH LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, 1322.60 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°40'01"W ALONG THE WEST LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, 1364.99 FEET TO THE NORTHWEST CORNET THEREOF; THENCE S89°13'18"E ALONG THE NORTH LINE OF THE FRACTIONAL NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 7, 17.73 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31; THENCE N00°21'29"E ALONG THE WEST LINES OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, 2614.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5,240,059 SQUARE FEET OR 120.29 ACRES, MORE OR LESS.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE CITY OF BARABOO SUBDIVISION REGULATIONS.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KERRY R. ZIMMERMAN PLS #1625

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

GREENFIELD ESTATES 1 LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. GREENFIELD ESTATES 1 LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF BARABOO, WISCONSIN DEPARTMENT OF ADMINISTRATION PLAT REVIEW.

IN WITNESS WHEREOF, GREENFIELD ESTATES 1 LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY LUCAS J. PELTON, PARTNER, AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS.

IN THE PRESENCE OF GREENFIELD ESTATES 1 LLC

LUCAS J. PELTON

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF SAUK )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, LUCAS J. PELTON, PARTNER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PARTNER OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CITY OF BARABOO, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. CITY OF BARABOO DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF BARABOO, WISCONSIN DEPARTMENT OF ADMINISTRATION PLAT REVIEW.

IN WITNESS WHEREOF, CITY OF BARABOO HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROB NELSON, MAYOR, AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE AFFIXED ON THIS.

IN THE PRESENCE OF CITY OF BARABOO

ROB NELSON, MAYOR

CONSENT OF CORPORATE MORTGAGEE

CONSENT OF CORPORATE MORTGAGEE

BANK OF WISCONSIN DELLS, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF GREENFIELD ESTATES 1 LLC, OWNER.

IN WITNESS WHEREOF, THE SAID BANK OF WISCONSIN DELLS HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS PRESIDENT, AND COUNTERSIGNED BY \_\_\_\_\_ ITS SECRETARY (CASHIER), AT \_\_\_\_\_, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

IN THE PRESENCE OF

(CORPORATE SEAL)

BANK OF WISCONSIN DELLS

PRESIDENT DATE

SECRETARY OR CASHIER DATE

(CORPORATE MORTGAGEE NOTARY CERTIFICATE)

STATE OF WISCONSIN )  
 ) SS  
COUNTY )

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_, PRESIDENT, AND \_\_\_\_\_, SECRETARY (CASHIER) OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY (CASHIER) OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_

CITY COUNCIL RESOLUTION

RESOLVED, THAT THE PLAT OF GREENFIELD RESERVE, LOCATED IN THE CITY OF BARABOO, SAUK COUNTY, WISCONSIN, GREENFIELD ESTATES 1, AND CITY OF BARABOO LLC, OWNERS, IS HEREBY APPROVED BY THE CITY COUNCIL.

DATE \_\_\_\_\_ APPROVED \_\_\_\_\_  
ROB NELSON, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF BARABOO.

BRENDA ZEMAN, CITY CLERK

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF SAUK )

I, LORI LAUX, BEING THE DULY APPOINTED, QUALIFIED AND ACTING CITY TREASURER OF THE CITY OF BARABOO, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF GREENFIELD RESERVE.

DATE \_\_\_\_\_ LORI LAUX, CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF SAUK )

I, ELIZABETH A. GEOGHEGAN, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF SAUK, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREENFIELD RESERVE.

DATE \_\_\_\_\_ ELIZABETH A. GEOGHEGAN, COUNTY TREASURER

PRELIMINARY

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20 \_\_\_\_

Department of Administration



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